

AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-13555 - APPLICANT: SHOWCASE SLOTS - OWNER: SAHARA-SAB NEVADA, L.L.C.

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Secondhand Dealer use.
2. This approval shall be void one year from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. The sale of secondhand goods shall be limited to used slot machines and related parts.
4. Gaming shall be prohibited on this site.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Special Use Permit for a proposed Secondhand Dealer (Slot Machines for Personal Use) at 2600 West Sahara Avenue, Suite #103.

EXECUTIVE SUMMARY

The proposed Secondhand Dealer is in compliance with Title 19 and the General Plan. The proposed location in an existing shopping center is consistent with this type of development. Conditions have been added to limit the sales of used goods to slot machines and related items and to ensure that there will be no gaming on the site. As this request is in compliance with all plans and policies, approval is recommended.

BACKGROUND INFORMATION

A) *Related Actions*

06/22/06 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #9/ng).

B) *Pre-Application Meeting*

04/18/06 A pre-application meeting was held and elements of a Special Use Permit submittal were discussed.

C) *Neighborhood Meetings*

A neighborhood meeting is not required for a Special Use Permit, nor was one held.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 2.71

B) *Existing Land Use*

Subject Property: Shopping Center
North: Medical Center
South: Palace Station Casino
East: Restaurant
West: Bank

C) *Planned Land Use*

Subject Property: SC (Service Commercial)
North: SC (Service Commercial)
South: SC (Service Commercial)
GTC (Tourist Commercial)
East: SC (Service Commercial)
West: SC (Service Commercial)

D) *Existing Zoning*

Subject Property: C-1 (Limited Commercial)
North: C-1 (Limited Commercial)
South: C-1 (Limited Commercial)
East: C-1 (Limited Commercial)
West: C-1 (Limited Commercial)

E) *General Plan Compliance*

The site is designated as SC (Service Commercial) under the Southeast Sector Plan of the General Plan. The Service Commercial designation allows low to medium intensity retail, office, or other commercial uses including the proposed use as a Secondhand Dealer.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Rural Preservation Overlay District		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

There are no special districts or zones that affect the proposed Secondhand Dealer.

ANALYSIS

A) *Zoning Code Compliance*

A1) Parking and Traffic Standards

The proposed Secondhand Dealer will be located in an existing shopping center. This will be a retail use replacing a retail use and therefore will not increase the parking requirements on the site.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Secondhand Dealer use.

B) General Analysis and Discussion

- Zoning

The property is zoned C-1 (Limited Commercial). The C-1 (Limited Commercial) District is intended to provide most retail shopping and personal services, and may be appropriate for mixed-use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The proposed use as a Secondhand Dealer is permissible in the C-1 (Limited Commercial) District with approval of a Special Use Permit. This application is intended to satisfy that requirement.

- Use

“Secondhand Dealer” means a specialty shop which deals solely in one kind of used commodity with no new commodities, or a business in which the sale of secondhand or used articles is incidental to the sale of new articles of the same kind. For purposes of this definition, the sale of secondhand or used articles is deemed to be incidental to the sale of new articles. Used articles may include wearing apparel, furniture, fixtures, appliances, tableware, offices supplies, pictures, paintings, jewelry, cutlery or guns.

The proposal is to sell used slot machines for personal use. The store will also sell parts, provide service for broken machines, and sell new materials related to slot machines, such as tokens. There are also two other locations in Clark County, this application represents a new third location. It is noted that the sale of secondhand goods shall be limited to used slot machines and related parts. No gaming shall be permitted on this site.

- Conditions

SECONDHAND DEALER [C-1, C-2]

(*1) No outdoor display, sales or storage of any merchandise shall be permitted.

(*2) The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.

(*3) No secondhand dealer shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **“The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.”**

The proposed Secondhand Dealer will be located in an existing shopping center. This location is intended to be used for small retail and other commercial development. This includes the proposed Secondhand Dealer. The proposed land use can be conducted in a manner that is harmonious and compatible with surrounding land uses.

2. **“The subject site is physically suitable for the type and intensity of land use proposed.”**

The proposed location in an existing shopping center is physically suitable for the type and intensity of land use proposed.

3. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.”**

The shopping center is located at the intersection of Sahara Avenue and Paseo Del Prado. Sahara Avenue is a 100-foot Primary Arterial and is capable of handling the traffic that the shopping center generates. Secondary access is provided from Paseo Del Prado.

4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

Approval of this Special Use Permit will not compromise the public health or general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 10

SENATE DISTRICT 3

NOTICES MAILED 200 by City Clerk

APPROVALS 0

PROTESTS 0